



Cheviot Court, Hill Village Road, Four Oaks,  
Sutton Coldfield, B75 5JD

Offers in Excess of £125,000



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This two-bedroom first floor apartment neatly positioned in manicured communal grounds on the highly desirable Hill Village Road is truly a fantastic opportunity for first time buyers, investors, and anyone looking for a lock up and leave!

The L shaped living/dining room enjoys duplet windows filling the room with natural light. Both bedrooms are to the rear elevation and are a good size. The kitchen enjoys plenty of workspace and the bathroom completes the accommodation.

Externally the apartment comes with a garage. Eve to confirm

There is an array of shops, bistros, restaurants, bars, doctors surgeries, dental practices and hairdressers, all within walking distance of Mere Green and the desirable Mulberry Walk, shopping development. The property is located within easy access to Sutton Coldfield, Lichfield, Birmingham and Tamworth and there is A38, M42, M6 toll and the A5 all within 3mile radius.





### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

## Property Specification

FIRST FLOOR apartment  
Spacious throughout  
L shaped living/dining room  
2 double bedrooms  
Kitchen

### Hall

**Living/Dining Room**  
6.48m (21'3") max x 3.94m (12'11")

**Kitchen**  
2.72m (8'11") x 2.13m (7')

**Bedroom 1**  
4.24m (13'11") x 3.00m (9'10")

**Bedroom 2**  
3.02m (9'11") x 2.67m (8'9") max

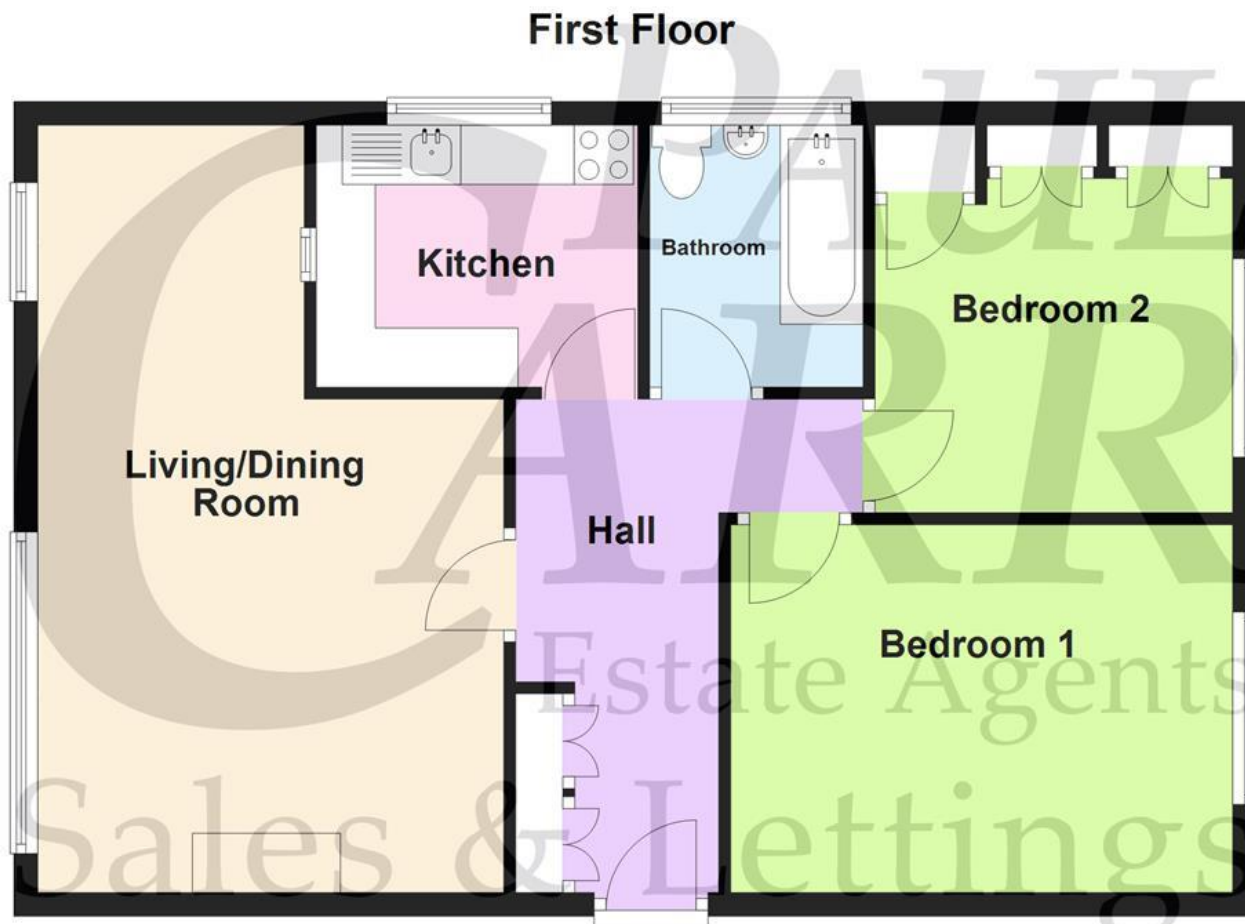
### Bathroom

### Viewer's Note:

Services connected:  
Council tax band: B  
Tenure: TBC  
Ground Rent: TBC  
Service Charge: TBC  
Restrictions:

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.

## Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location

